

LAND USE PLAN

The proposed land use plan is shown in Figure 3.1. The plan contains a mix of land uses that blends open space, natural arroyos, buffers, access to the Franklin Mountain State Park, and other community amenities. Taken together, these amenities are designed to create a desirable quality-of-life for all future residents. A large band of open space in and around the Planned Mountain Development District (PMD) on the eastern part of the study area is maintained. (Figure 3.2 shows the land use plan with the PMD boundary.) A network of natural arroyos feeds into the open space throughout the study area.

The following table provides a breakdown of potential development of the property.

Table 3-1 – Development Summary

Land Use Plan	Development Characteristics
Number of Dwelling Units	4,731 Dwelling Units
Square Footage of Commercial Development	1,707,008 square feet
Acreage of Parks/Open Space	667 Acres
Developable Acres	1,024 Acres
Average Dwelling Units/ Developable Acre	4.6

In addition to these land uses, the study area will be served by an extensive trail network that links community facilities such as parks and schools back into the neighborhood. There are three types of trails proposed for the study area; multi-use, developed/bike trails, and undeveloped hiking/biking trails. A unique feature of the trail system is the location of three trail heads located on the east side of study area. These trail heads provide direct access to the Franklin Mountain State Park.

The rest of this section describes the proposed land use plan in more detail.

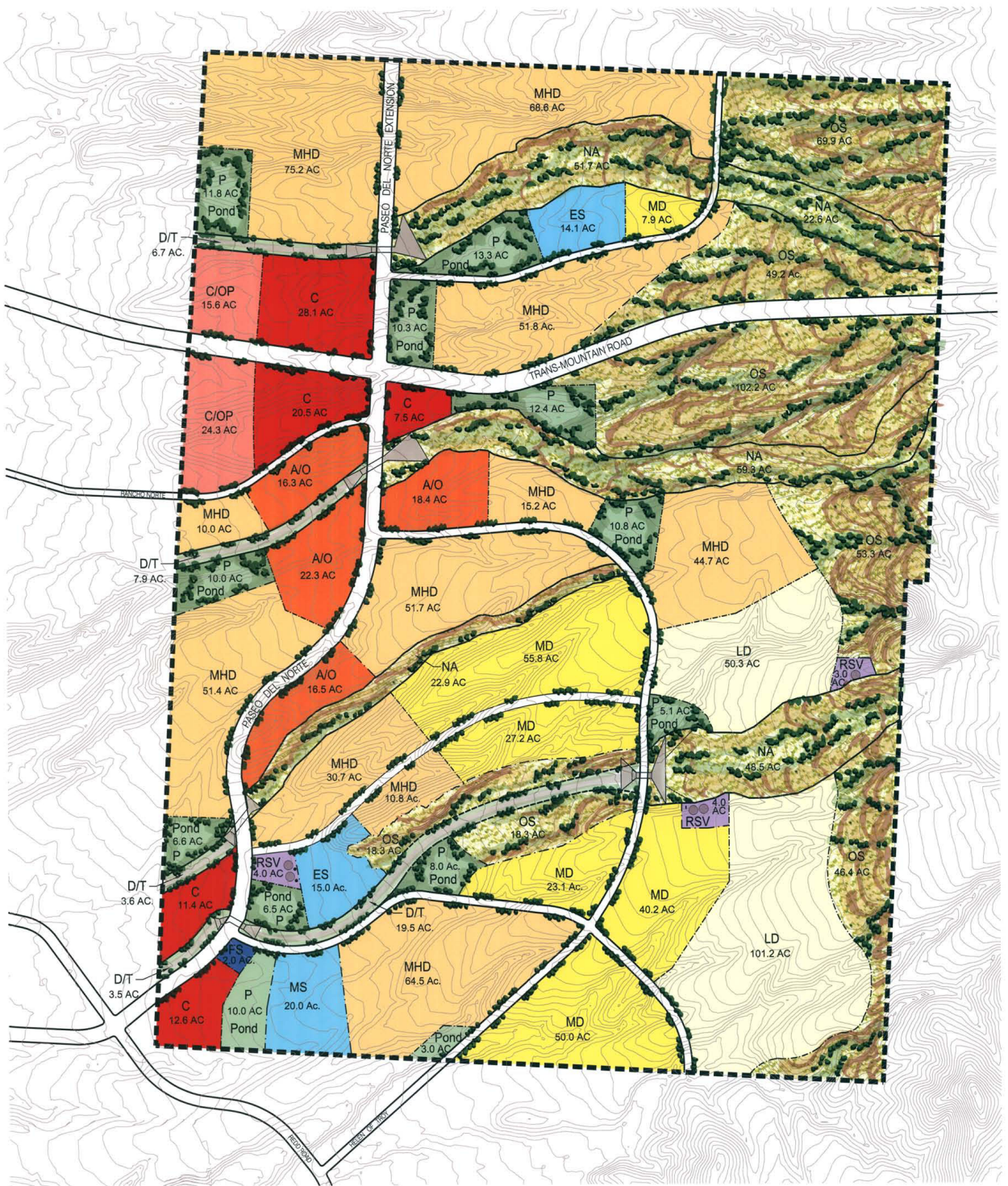
PROPOSED LAND USES

Residential Land Use

The land use plan contains five residential land uses that establish single-family and multi-family at varying densities.

Low Density Residential (LD)

The Low Density Residential Land Use (LD) is characterized by 2 dwelling units/acre. There are approximately 151.5 acres of LD residential land use within the land study area. LD lands are located in the southeastern portion of the land study area and the east-central portion of the site (off of Helen of Troy Road).



LD	Low Density Residential	FS	Fire Station
MD	Medium Density Residential	P	Park
MHD	Medium High Density Residential	P/P	Park / Pond
A/O	Apartment / Office	Pond	Pond Detention
C	Commercial	OS/NA	Open Space / Natural Arroyos
C/O/P	Commercial / Office Park	D/T	Drainage / Trail
ES/MS	Elementary / Middle School	RSV	Reservoir

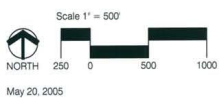
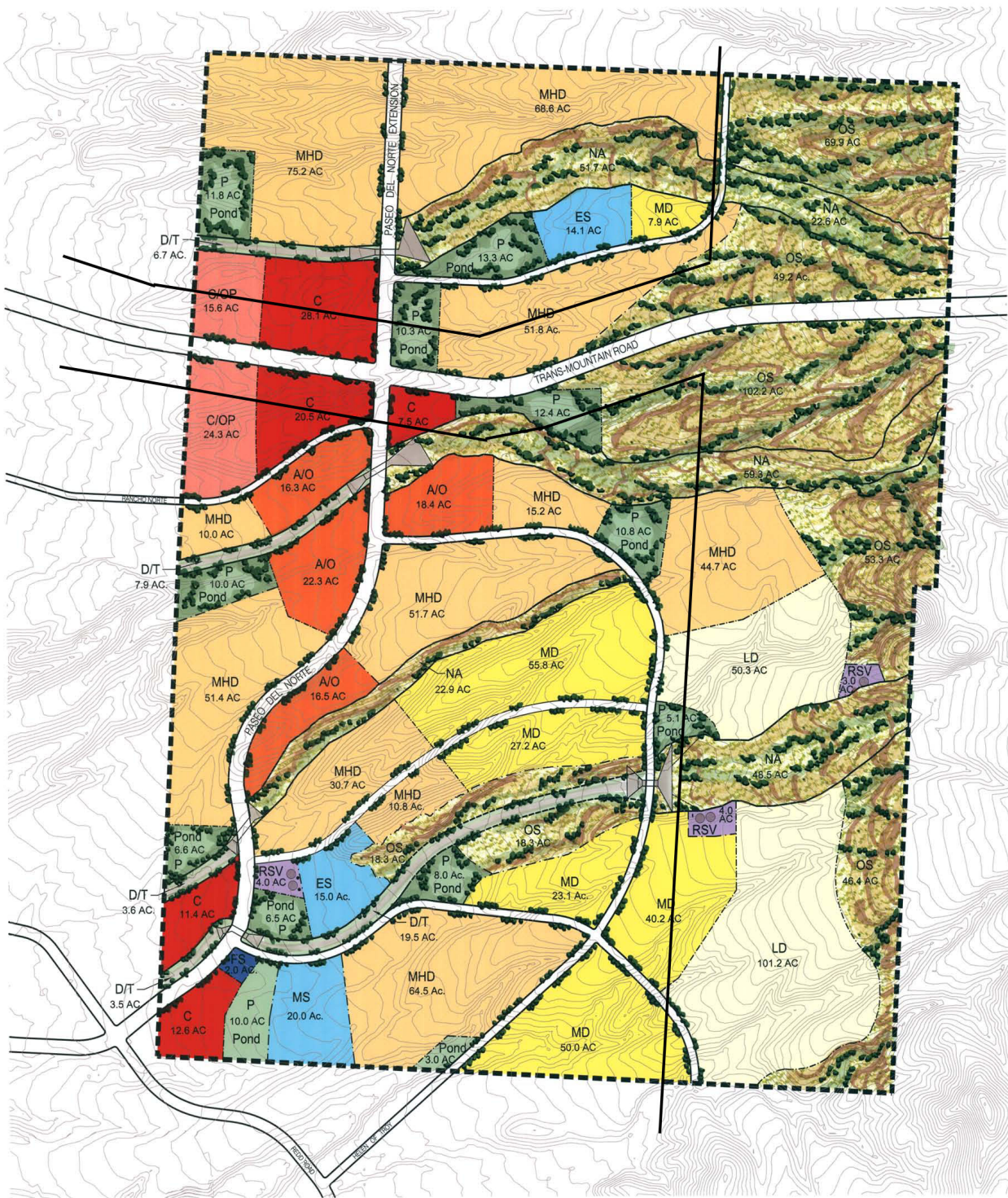


FIGURE 3.1

LAND USE PLAN



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|-------|---------------------------------|-------|------------------------------|
| LD | Low Density Residential | FS | Fire Station |
| MD | Medium Density Residential | P | Park |
| MHD | Medium High Density Residential | P/P | Park / Pond |
| A/O | Apartment / Office | Pond | Pond Detention |
| C | Commercial | OS/NA | Open Space / Natural Arroyos |
| C/O/P | Commercial / Office Park | D/T | Drainage / Trail |
| ES MS | Elementary / Middle School | RSV | Reservoir |

Scale 1" = 500'

NORTH

250 0 500 1000

May 20, 2005



FIGURE 3.2

LAND USE PLAN

A total of 303 dwelling units with the land use designation of LD are planned for the study area.

Medium Density Residential (MD)

The Medium Density Residential (MD) land is planned at 4.5 dwelling units/acre. The majority of the MD land is located south of Transmountain Road in the central and far south parts of the property. Two small portions of MD land are located north of Transmountain Road. MD land consists of 204.2 acres and comprises 919 dwelling units.

Medium High Density (MHD)

The Medium High Density (MHD) land provides for slightly higher densities for single-family homes at 6 dwelling units/acre. MHD land is located throughout the land study area, consisting of 474.6 acres. A total of 2,848 dwelling units are estimated for the MHD areas. The MHD land essentially functions as a transition zone between highest density residential and office development and the lower density residential development.

Apartment Office (A/O)

The Apartment/Office Land Use would allow the highest density residential land uses to co-locate with office uses, thus creating mixed use nodes that would allow people to live in close proximity to where they work. As a result, A/O land use promotes pedestrian activity, transit use, and lower incidences of single-occupant vehicle travel. A/O designated land accounts for 73.5 acres with a total of 662 dwelling units. Office square footage totals 400,208 square feet of space.

Commercial Land Use

There are two primary commercial land uses located within the study area. They include:

Commercial (C)

There are approximately 80.1 acres of commercial land in the land study area, located at two nodes. The primary node is located at the intersection of Transmountain Road and Paseo del Norte. A smaller node is located at the southwest corner of the site where Paseo del Norte enters the planing area. Commercial land use is located adjacent to the higher density residential development, with the intent of promoting transit use and pedestrian activity. The plan estimates approximately 872,289 square feet of commercial space.

Commercial/Office Park (C/O)

The Commercial Office Park (C/O) creates a planned location for more intense office and commercial development to occur. The business park is proposed to be located west of Paseo Del Norte near the Paseo Del Norte/Transmountain Road

intersection. The business park will cover approximately 39.9 acres and will consist of 434,511 square feet of commercial office space. This location will be an ideal setting for heavier commercial and business uses and to provide significant employment opportunities for the residents of the area without leading to incompatibility between land uses.

Parks and Open Space

A major feature of the land use plan is the amount of land dedicated to parks and open space. There are over 500 acres of open space, the majority of which is located on the eastern side of the property. This open space provides a buffer between developed areas and the Franklin Mountain State Park. Within the developed areas of the site, additional open space is provided by preserving the majority of the arroyos running through the property in their natural state.

Parks

There are 11 pocket-scaled parks within the land study area. Each park is located so as to serve the distinct neighborhoods that are envisioned to be developed. Park land accounts for 104.8 total acres within the land study area. A schematic rendition of the parks can be seen in the appendix.

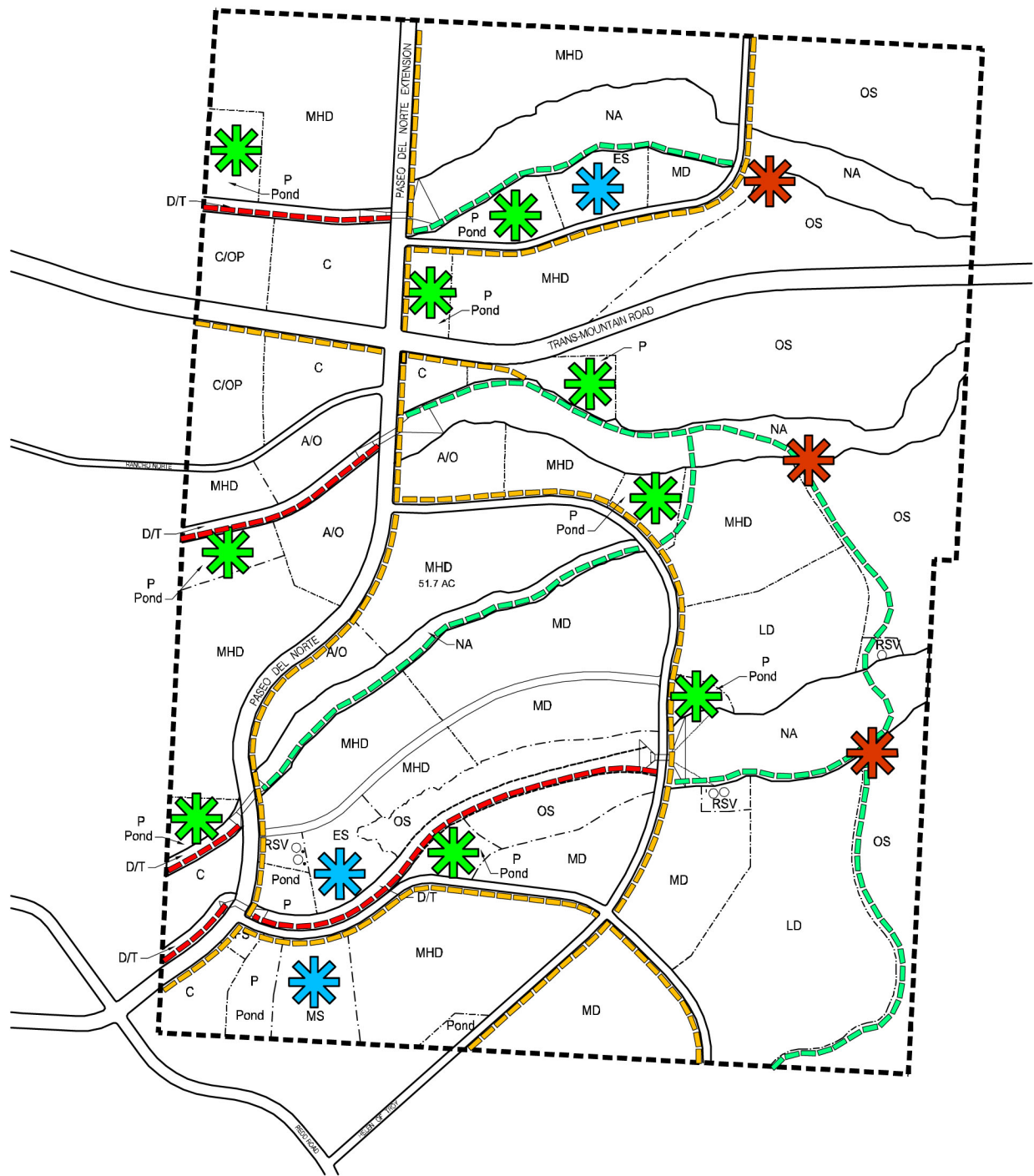
Open Space/Natural Arroyos




Open space and associated amenities will be one of the defining features of the land use plan. The majority of the open space is located on the eastern part of the property, abutting the Franklin Mountains State Park, providing a buffer between the park and development. In addition, the majority of arroyos on the property will be left in their natural state and form important linkages between the development and the open space. A total of 562.6 acres of open space or natural arroyos (over ¼ of the site area) will be located on the property, making the open space the second largest land use classification.




Trail System

A network of trails is located throughout the property, capable of serving both a recreational and transportation purpose. This system is shown in Figure 3.3. There are three different types of trails on the property. They are:

- ***Multi-use Trail*** – Trail that can be used for jogging, biking, and/or walking. These trails link commercial and office areas to residential development.
- ***Developed Hiking/Biking Trail*** – These types of trails are the most prevalent trail in the development. These trails run along the side of most of the major roadways developed within the land study area including Paseo del Norte, Helen of Troy Road, and Transmountain Road (Transmountain Road already has significant bicycle activity for those people accessing trails in the Franklin Mountains State Park).



-  SCHOOL
-  PARK
-  TRAIL HEAD

-  MULTI-USE TRAIL
-  DEVELOPED HIKE / BIKE TRAILS
-  UNDEVELOPED HIKE / BIKE TRAILS

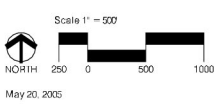


FIGURE 3.3

TRAIL AMENITIES PLAN



- ***Undeveloped Hiking/Biking Trails*** – Undeveloped trails are primarily off-road trails that occur along arroyos and in the open space areas.
- ***Trail Heads*** – There are three developed trail heads located in open space areas. These trail heads allow bicyclists and hikers with a staging area to begin their rides or hikes into the open space or Franklin Mountains State Park. These trail heads will have parking areas and other amenities. Roads to the trailhead will be provided by the site developers and included in their development plans.

Refer to the appendix for the schematic representations of the trail heads and trails.

Community Facilities

To serve the public service needs of area residents, several community facilities are planned for the property.

Public Schools

The Canutillo ISD has indicated that two elementary schools and one middle school would be needed to serve the anticipated population. In addition, a desire was expressed by several entities for parks and schools to be co-located, which has been reflected in the land use plan. All school sites have also been planned adjacent to the trail network for more efficient and safe pedestrian access.

The elementary schools are located central to the neighborhoods and will generally serve an area within ½ to 1 mile radius. One elementary school site is located north of Transmountain Road while the other is planned for the southern part of the property. In addition to being co-located with the parks, the southern elementary school will also be located in the vicinity of the land study area's middle school.

Public Safety Facilities

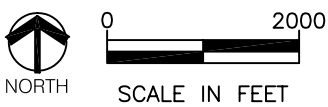
It has been determined that there is not a need for a police station within the land study area. However, there is a need for a fire department substation. The substation will be located in the southwestern part of the property off of Paseo del Norte.

PROPOSED ZONING

Proposed zoning for the land study area corresponds to existing City of El Paso zoning. The proposed zoning can be seen in Figure 3.4. The proposed zoning will consist of residential, commercial, and Planned Mountain Development District zoning. The following zoning categories are included in the land use plan. Refer to Title 20, Zoning of the City of El Paso Municipal Code for full details on each zoning district.

Table 3-2 – Proposed Zoning

Land Use	Proposed Zoning	District Standards
LD	R-1, Single Family Residential District	Minimum Lot Area – 20,000 Square Feet; Minimum Lot Width – 125 Feet; Minimum Lot Depth – 150 Feet;
MD	R-3, Single Family Residential District	Minimum Lot Area – 6,000 Square Feet; Minimum Lot Width – 60 Feet; Minimum Lot Depth – 90 Feet;
MHD	R-3A, Single Family Residential District	Minimum Lot Area – 5,000 Square Feet; Minimum Lot Width – 50 Feet; Minimum Lot Depth – 90 Feet;
A/O	Apartment Office District	Single-Family Dwelling – 6,000 Sq. Foot Lot; Two Family Dwelling – 6,000 Sq. Foot. Lot; Single Family Attached and Apartment Dwellings – Lot area of 1,750 square feet per unit; Minimum Average Width of 50 Feet; and Minimum Average Depth of 100 Feet.
C	C-2 Commercial District	All buildings may exceed 35 feet in height where an additional setback of one foot is provided from all required yard lines for each one foot of height in excess of 35 feet.
C/O	Commercial Office Park District	Minimum Lot Size – 20,000 Sq. Ft.; Minimum Lot Width – 150 Feet Minimum Lot Depth – 100 Feet
Planned Mountain District	R-1, R-3, C-2, and Open Space	See Standards above



R-1	Low Density Residential	ES	Elementary School
R-3	Medium Density Residential	MS	Middle School
R-3A	Medium High Density Residential	FS	Fire Station
A/O	Apartment / Office	P	Park / Pond
C-2	Commercial	OS/NA	Open Space / Natural Arroyos
C/OP	Commercial / Office Park	D/T	Drainage / Trail

FIGURE 3.4

ZONING PLAN



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Drawing: File: R:\Projects\2003\6604\03\CM\ENGR\Land Study\Final-Final-June-05\All Figures\FIGURE3-4.dwg (DNFRC)

Planned Mountain Development District Open Space Compliance

Land use by category within the PMD is summarized in Table 3-3, below. The amount of open space identified in the land use plan significantly exceeds city requirements for open space in the PMD by over 200 acres.

Table 3-3 – Land Use Allocation within the PMD District

Allocation of Land Use within PMD Type of Development	Acreage
Low Density Residential	137.0 Acres
Medium Density Residential	22.6 Acres
Medium High Density Residential	57.1 Acres
Natural Arroyos	96.8 Acres
Parks	23.9 Acres
Commercial	28.1 Acres
Commercial/Office Park	12.7 Acres
Open Space	294.2 Acres
TOTAL	679.3 Acres

Together with the natural arroyos, open space accounts for 391 acres or 58% of the land use allocated within the PMD District.

The amount of open space required within the PMD District has been calculated based on slope requirements that were discussed in Section 2. The area contained within the PMD was divided into thirty different areas depending on the location and general slope of the existing ground. The areas were then grouped by the average slopes into the following classifications in the table below.

Table 3-4 – Open Space Required per PMD

Average Slope	% Area Required Undisturbed	Total Area within Slope Range	Area Required Undisturbed
0 to 5	20%	208 ac.	42 ac.
5.1 to 10	25%	225 ac.	56 ac.
10.1 to 15	30%	124 ac.	37 ac.
15.1 to 20	35%	87 ac.	31 ac.
20.1 to 25	40%	17 ac.	7 ac.
25.1 to 30	45%	13 ac.	6 ac.
30.1 to 35	50%	5 ac.	2.5 ac.
	Total	679 acres	181 acres

The area set aside in the land use plan as open space or natural arroyos within the PMD is more than double the amount required by the current PMD zoning requirements. It is the intent of this land study to leave this area as public open space as a credit for the entire study area. Individual developments within the PMD will not be required to set aside additional open space because the requirement for study area as a whole, have been met and exceeded.

The area along Transmountain where the PMD widens has also been left open with a park on the south side of the roadway. This arrangement provides a view corridor of the Franklin Mountains along the upper reaches of the PMD, as requested by several interest groups.

LAND USE DENSITIES AND INTENSITIES

The following table is a development summary for the land use plan.

Table 3-5 – Land Use Summary

Land Use	Dwelling Units per Acre	Total Acreage of Land Use	% of Total Acreage	Total DUs/Land Use	Building Square Footage
LD	2	151.5	8.19%	303	
MD	4.5	204.2	11.04%	919	
MHD	6	474.6	25.65%	2,848	
A/O	-	73.5	3.97%	662	400,208
C	-	80.1	4.33%		872,289
C/O	-	39.9	2.16%		434,511
Middle School	-	20.0	1.08%		
Elementary School	-	29.1	1.57%		
Fire Station	-	2.0	0.11%		
Parks	-	104.8	5.66%		
Open Space/Natural Arroyos	-	562.6	30.41%		
Drainage/Trails	-	41.2	2.23%		
Right-of-Way	-	55.5	3.00%		
Reservoir sites		11.0	0.59%		
Overall		1,850	100%	4,731	1,707,008

Total Developable Land – 1,023.8 Acres

Total Dwelling Units – 4,731

Total Open Space (Including Arroyos) – 562.6 Acres

Gross Residential Dwelling Units/Acre – 2.6 DUs

Gross Commercial – 1,707,008 s.f.

Gross Residential Dwelling Units/Developable Acre – 4.6 DUs

PROJECTED POPULATION

The estimated population for the land study area at full build out is estimated to be 14,335 total persons. This population projection has been derived by multiplying the total units by an average household size for the City of El Paso, which is estimated at 3.03 persons per household. (The 3.03 figure is an average of 3.2 persons, which is the person/household figure for owner occupied housing, and 2.86, the average for renter occupied housing.) The following table shows the projected population by land use for the planning area.

Table 3-6 – Projected Population

Land Use	Dwelling Unit Count	Projected Population
LD	283	918
MD	858	2,784
MHD	3,070	8,628
A/O	662	2,004
TOTALS	4,731 Dwelling Units	14,335 Total Population